


\$20.00

emailed LTB
2/23/10

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:


20100602000173270 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
06/02/2010 10:57:20 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned Grantor, **CHARLES T. BOGGAN AND WIFE, JOYCE P. BOGGAN** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **CHARLES T. BOGGAN AND WIFE, JOYCE P. BOGGAN** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:


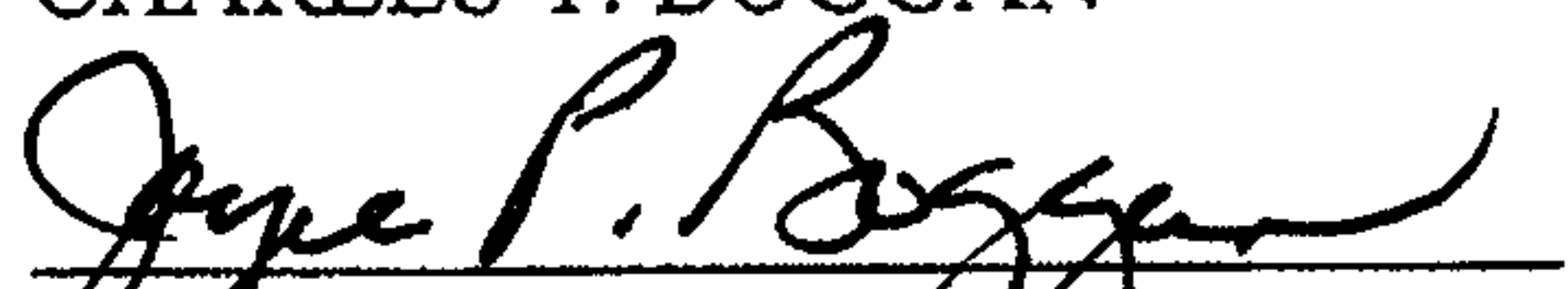
ALL THAT PART OF THE SE/14 OF THE NW1/4, SECTION 35, TOWNSHIP 17 SOUTH, RANGE 1 EAST, LYING WEST OF COLUMBIANA AND ASHVILLE PUBLIC ROAD

LESS AND EXCEPT SAID PROPERTY PREVIOUSLY CONVEYED
SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR TITLE EXAMINATION. LEGAL DESCRIPTION PROVIDED BY GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 23rd day of February, 2010.


CHARLES T. BOGGAN

JOYCE P. BOGGAN

Shelby County, AL 06/02/2010
State of Alabama
Deed Tax : \$20.00

STATE OF ALABAMA
ST. CLAIR COUNTY

20100602000173270 2/2 \$34.00
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES T. BOGGAN AND JOYCE P. BOGGAN whose name(s) ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2010.

Notary Public

My Commission Expires:

2/1/12

